

Ada Moorings Condo Association

Minutes of Board Meeting held at 7:30pm on June 22, 2016 at the Front Gatehouse

Attendees	Chris Beckering (president), Chris Appie, Bob Ayars, Gabe Hartman, Sean Lewis (secretary)
Absent	Missy Meighan, Jeff Yost (treasurer)

I. Approval of Minutes

Minutes from the last board meeting (May 23, 2016) were approved.

II. Treasurer's Report

A. Dues Collection

1. As of today's meeting, three (3) owners have failed to pay dues or contact the board. Letters to the homeowners notifying them of the delinquency and the assessment of late fees have been sent. An additional letter, advising the owners that the board will begin the process of placing a lien on their properties, will be sent not later than the first week of July.
2. Five (5) owners are on a payment plan and are paying as agreed.
3. **Action item:** Send out letters to three (3) delinquent owners.

B. Budget vs. Actual

1. We are currently approximately \$10,375 better than budgeted.
2. However, most of those funds have been budgeted for various projects that have not yet been undertaken/completed/invoiced.

C. Balance Sheet

1. Checking: \$90,627.37
2. Savings: \$14,006.25
3. Total: \$104,633.62

III. Road Committee Update

Crack sealing has been completed in the AMCA area. A patch has been completed near the entrance to what will be Phase 3. Ada Moorings North sealing will be completed in the near future.

IV. Front Entry Update.

The association responsible for the front entrance (TCCA) was in the process of implementing the plan to install additional trees in the front entrance area to provide screening for the neighborhood. They have encountered additional complications. Beckering will stay in contact with TCCA and advise the board of developments.

V. Communications To The Board Are Not Confidential

In a recent communication, a homeowner expressed to the board her belief that communications to the board should be confidential. The board discussed the issue and its duties to the neighborhood as a whole. Homeowners should take note of the following.

Any communication sent to the board is not confidential. The board may, in its sole discretion, disclose any communication, or any portion thereof, as it deems appropriate. The board acts as a representative of the entire community. Thus, if the board deems disclosure, in whole or in part, is in the interest of the community as a whole, it may make that disclosure.

VI. Beaver Update

Homeowners on the lower (i.e., southeast) pond report that beavers are no longer present. However, beavers have returned to the middle pond. The board will continue to monitor the situation.

VII. Dog Issues

- A. The board had the opportunity to consult with an attorney.
- B. First legal bill has been paid.
- C. The board sent a letter to the Bowmans requesting additional information.
- D. The board will further assess the situation and review any new information at its next meeting.

VIII. Other Inquiries/Issues/Requests/Complaints

- A. Complaints
 - 1. The board received a complaint regarding boat storage at 7910 E. Dogwood Meadows Ct. A board member will follow up with the homeowners to remind them that storage is not permitted.
 - 2. A complaint was received about dead trees generally. A reminder will be posted on Facebook. Specific notices will be sent out if the issues are not resolved.
- B. The pump station aesthetic project is on temporary hold as TCCA works to sort through some issues.
- C. The board discussed a recent incident in which some youths beat on a car and scared a homeowner.
- D. Email list. The board is continuing work to compile a list of homeowner email addresses. Bob Ayars continues work spearheading the project.
- E. Road sign painting. Bob Ayars has been working on repainting the signs on his own personal time. The board thanks him for his continued efforts.

IX. Next meeting: August 9, 2016 at 7:30pm at the front gatehouse.